

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

**SUBJECT:** Minor amendment to the Heathrow International Business Center Planned Unit Development Final Master Plan to denote/clarify a full access onto CR 46A from the proposed Business Center Drive extension, and to add an additional access point on CR 46A, west of International Parkway

**DEPARTMENT:** Planning and Development **DIVISION:** Planning

**AUTHORIZED BY:** Donald S. Fisher **CONTACT:** Tony Matthews **EXT.** 7373

<b>Agenda Date</b> <u>12/09/03</u> <b>Regular</b> <input checked="" type="checkbox"/> <b>Consent</b> <input type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/>
<b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>

**MOTION/RECOMMENDATION:**

1. Recommend approval of the proposed minor amendment to the Heathrow International Business Center Planned Unit Development Final Master Plan to denote/clarify a full access onto CR 46A from the proposed Business Center Drive extension, and to add an additional access point on CR 46A, west of International Parkway (via the attached Addendum No. 1 to the PUD Final Master Plan), with staff findings and recommendation; or
2. Do not recommend approval of the proposed minor amendment to the Heathrow International Business Center Planned Unit Development Final Master Plan to denote/clarify a full access onto CR 46A from the proposed Business Center Drive extension, and to add an additional access point on CR 46A, west of International Parkway (via the attached Addendum No. 1 to the PUD Final Master Plan); or
3. Continue this item to a date and time certain.

(District 5 – Commissioner McLain)

(Tony Matthews, Principal Planner)

**BACKGROUND:**

The applicant, Meredith Harper-Pickens, Shutts & Bowen LLP, is requesting a minor amendment to the Heathrow International Business Center (HIBC) Planned Unit Development (PUD) Final Master Plan to denote/clarify a full access onto CR 46A from the proposed Business Center Drive, and add an additional access point onto CR 46A, west of International Parkway. The subject property is generally located at the southwest junction of CR 46A (portions also known as H. E. Thomas, Jr., Parkway) and International Parkway.

**STAFF RECOMMENDATION:**

Recommend approval of the minor amendment to the HIBC PUD, as requested, with the enclosed staff findings and recommendation.

Reviewed by:	
Co Atty:	<u>RZC</u>
DFS:	
Other:	<u>MMW</u>
DCM:	<u>SS</u>
CM:	<u>[Signature]</u>
File No.	<u>rpd04</u>

The current plan for the HIBC PUD proposes one (1) access point onto CR 46A from the proposed Business Center Drive extension, which is located approximately 815 feet center line to center line west of International Parkway (see #1 on the attached Proposed Access Plan). The applicant is proposing to denote/clarify full access onto CR 46A from the proposed Business Center Drive extension on the PUD Final Master Plan. A full access median was previously constructed at this location by Seminole County during the widening of CR 46A.

Secondly, the applicant is proposing to add an additional access point onto CR 46A, to be located approximately 485 feet center line to center line west of International Parkway (see #2 on the attached Proposed Access Plan). This additional access point would be limited to right in/right out only onto CR 46A and primarily serve Office Tract P2 of the PUD Final Master Plan.

Applicable policies from the Seminole County Comprehensive Plan (Vision 2020 Plan) include, but may not be limited to:

1. The County shall continue to establish and enforce policies, standards and regulations for the management of access points and connections to the County Road System to include, but not be limited to, provisions for the location, design and frequency of access points and connections...Policy TRA 3.8 (Access Management).
2. The County shall continue to require parcels adjacent to collector or arterial streets to dedicate all access rights to the County when lawful access has been granted to the property owners Policy TRA 6.13 (Dedication of Access Rights).

#### **STAFF FINDINGS AND RECOMMENDATION**

Recommend approval of the minor amendment to the HIBC PUD, as requested (via the attached Addendum No. 1 to the PUD Final Master Plan), with the following staff findings:

1. Denoting/clarifying full access onto CR 46A from the proposed Business Center Drive extension on the PUD Final Master Plan is consistent with the existing full access median previously constructed by Seminole County.\*
2. The proposed additional access point onto CR 46A sufficiently meets the separation requirements for right in/right access only.
3. This recommendation for approval is supported by the following policies of the Seminole County Comprehensive Plan (Vision 2020 Plan):
  - a. The County shall continue to establish and enforce policies, standards and regulations for the management of access points and connections to the County Road System to include, but not be limited to, provisions for the location, design

and frequency of access points and connections...Policy TRA 3.8 (Access Management).

- b. The County shall continue to require parcels adjacent to collector or arterial streets to dedicate all access rights to the County when lawful access has been granted to the property owners Policy TRA 6.13 (Dedication of Access Rights).

\*Note: If this denoting/clarifying full access onto CR 46A from Business Center Drive extension on the PUD Final Master Plan is approved by the Board of County Commissioners, the PUD Final Master Plan will be revised and filed with Seminole County.

The Land Planning Agency/Planning and Zoning Commission will consider this item on December 3, 2003.

**ADDENDUM NO. 1  
TO THE HEATHROW INTERNATIONAL BUSINESS CENTER  
PLANNED UNIT DEVELOPMENT FINAL MASTER PLAN**

The Heathrow International Business Center Planned Unit Development Final Master Plan, updated August 26, 2003, attached as Exhibit "A", is hereby amended as follows:

1. Clarify that full access onto CR 46A shall be permitted from the proposed Business Center Drive extension, consistent with the existing full access median previously constructed by Seminole County (see #1 on the Proposed Access Plan, attached as Exhibit "B").
2. An additional access point shall be permitted onto CR 46A, to be located approximately 485 feet center line to center line west of International Parkway. This additional access point shall be limited to right in/right out traffic onto CR 46A only, and shall primarily serve Office Tract P2 of the PUD Final Master Plan (see #2 on the Proposed Access Plan, attached as Exhibit "B"). A legal description that includes Office Tract P2 is attached as Exhibit "C".

SEMINOLE COUNTY BOARD OF  
COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Daryl G. McLain, Chairman

Date: \_\_\_\_\_

**OWNER'S CONSENT AND COVENANT**

**COMES NOW**, the owners, Colonial Realty Limited Partnership by Colonial Properties Trust, on behalf of themselves and their heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Addendum.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Charles A. McGehee  
Executive Vice-President  
Colonial Properties Trust

\_\_\_\_\_  
Witness

**STATE OF FLORIDA            )**

**COUNTY OF SEMINOLE        )**

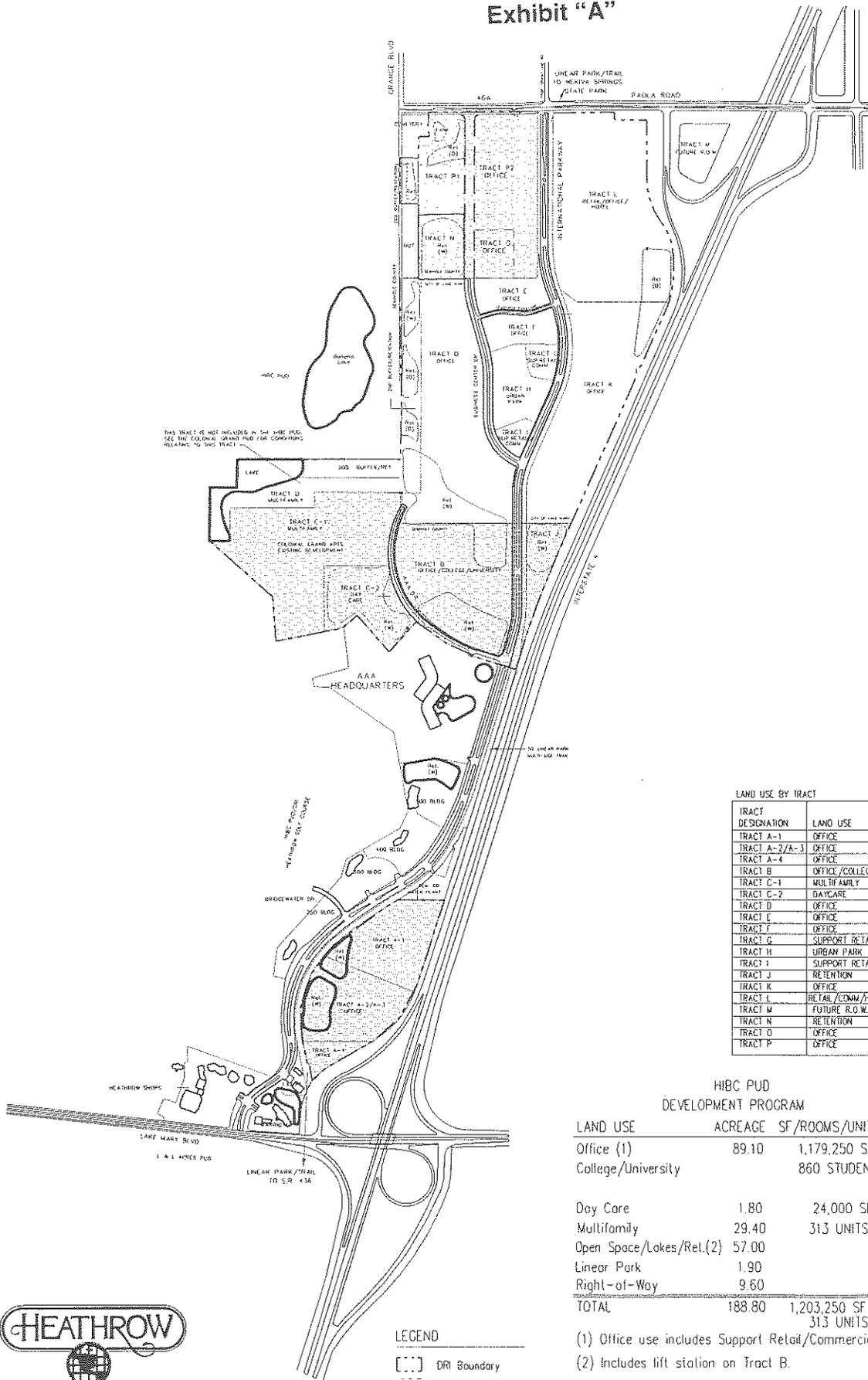
**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is the \_\_\_\_\_ of Colonial Realty Limited Partnership and is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_  
Notary Public, in and for the County and  
State Aforementioned

My Commission Expires:

# Exhibit "A"



THIS TRACT IS NOT INCLUDED IN THE HIBC PUD. SEE THE COLLEGE GRAND PUD FOR CONDITIONS RELATING TO THIS TRACT.

### LAND USE BY TRACT

TRACT DESIGNATION	LAND USE
TRACT A-1	OFFICE
TRACT A-2/A-3	OFFICE
TRACT A-4	OFFICE
TRACT B	OFFICE/COLLEGE/UNIVERSITY
TRACT C-1	MULTIFAMILY
TRACT C-2	DAYCARE
TRACT D	OFFICE
TRACT E	OFFICE
TRACT F	OFFICE
TRACT G	SUPPORT RETAIL/COMM
TRACT H	URBAN PARK
TRACT I	SUPPORT RETAIL/COMM
TRACT J	RETENTION
TRACT K	OFFICE
TRACT L	RETAIL/COMM/HOTEL/OFFICE
TRACT M	FUTURE R.O.W.
TRACT N	RETENTION
TRACT O	OFFICE
TRACT P	OFFICE

### HIBC PUD DEVELOPMENT PROGRAM

LAND USE	ACREAGE	SF/ROOMS/UNITS
Office (1)	89.10	1,179,250 SF
College/University		860 STUDENTS
Day Care	1.80	24,000 SF
Multifamily	29.40	313 UNITS
Open Space/Lakes/Ret.(2)	57.00	
Linear Park	1.90	
Right-of-Way	9.60	
<b>TOTAL</b>	<b>188.80</b>	<b>1,203,250 SF</b> <b>313 UNITS</b>

- (1) Office use includes Support Retail/Commercial uses and Campus Office Uses
- (2) Includes lift station on Tract B.



### LEGEND

- [---] DRI Boundary
- [---] PUD Boundary

URBAN PLANNING GROUP  
A DIVISION OF KIMLEY-HORN & ASSOCIATES, INC.

LOWYING ENGINEERING CENTER  
BARTON & BARRETT  
Legal Counsel

KIMLEY-HORN & ASSOCIATES, INC.  
Professional Consultant

~~CONFIDENTIAL~~  
~~CONFIDENTIAL~~  
~~CONFIDENTIAL~~

UPDATED: AUGUST 26, 2003  
SCALE: 1" = 400'



SHEET



RECEIVED  
NOV 25 2003  
PLANNING DIVISION

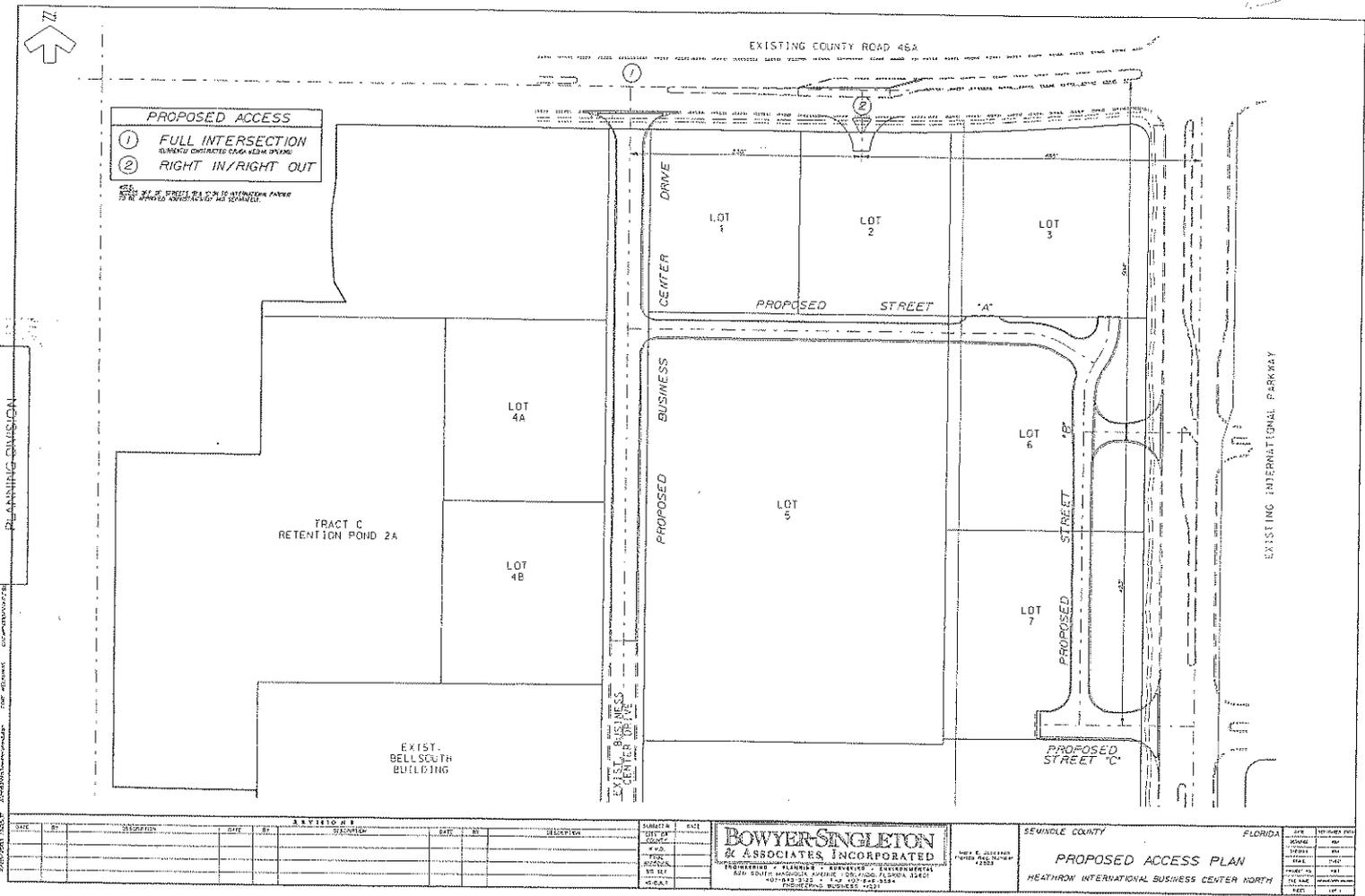


Exhibit "B"

NOV 25 2003

**EXHIBIT "C"**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 30 EAST AND IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 30 EAST AND RUN S89°44'51"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 723.84 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°15'09"W, A DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 46A FOR A POINT OF BEGINNING; THENCE S89°44'51"E, ALONG THE SAID RIGHT OF WAY LINE, A DISTANCE OF 347.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 4°55'06" AND A RADIUS OF 4643.66 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 398.62 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 89°14'51" AND A RADIUS OF 25.00 FEET, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF INTERNATIONAL PARKWAY; THENCE FROM A TANGENT BEARING OF S89°08'24"E, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 38.94 TO THE POINT OF TANGENCY; THENCE S00°06'26"W ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 864.17 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN N89°53'34"W, A DISTANCE OF 282.79 FEET; THENCE S00°06'26"W, A DISTANCE OF 8.00 FEET; THENCE N89°53'34"W, A DISTANCE OF 487.20 FEET; THENCE N00°06'26"N, A DISTANCE OF 881.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.580 ACRES MORE OR LESS.

Legal description provided by applicant.